

***PATENT***

Atty Docket No. 63771

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**ABSTRACT**

A method and system for financing the purchase of real property or refinancing real property utilizing a conditional fee simple deed. Under this method a conditional fee purchaser and a conditional remainder purchaser enter into a conditional fee agreement, delineating the  
5 rights and responsibilities of each party with regards to the purchase or refinance of a residential property. The agreement includes a determination date, at which time, the conditional remainder purchaser will either receive the entire fee simple interest in the property.or will receive a lump sum payment from the conditional fee purchaser for the conditional remainder purchaser's interest in the real property. The conditional fee agreement includes a list of conditions under  
10 which the property will pass directly to the conditional remainder purchaser prior to the determination date.

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